

days prior to the rental payment date) a monthly rental of \$1500 per month, commencing November 15, 1975 and ending ~~October 31~~ <sup>NOVEMBER 14</sup> 1977, a monthly rental of \$2000 per month commencing November 15, 1977 and ending ~~October 31~~ <sup>NOVEMBER 14</sup> 1979, and a monthly rental of \$2500 per month commencing November 15, 1979 for the remaining term of the lease, payable on the first day of each month in advance, and at the commencement or expiration or other termination of this lease, a proportionate part of said rent for any part of a month less than a full calendar month.

B. As additional rental hereunder, Lessee shall pay Lessor on each rental payment date the sum of \$247.63, plus one-twelfth (1/12) of the amount by which all real estate, personal property or other similar taxes assessed against the demised premises or the machinery and equipment leased hereunder and all municipal or special assessments during each lease year exceed \$5,943.06 in the aggregate, with any balance to be paid at least thirty (30) days prior to the date on which interest begins to accrue on any such tax or assessments. If any year during the term hereof shall be less than a full year, Lessee's obligations to pay such taxes or assessments hereunder shall be proportionately adjusted. Lessee shall have the right to prosecute, at its own expense, a tax abatement application or appeal, either in its own name or that of Lessor. Lessor shall pay Lessee within thirty days after payment of all taxes for that year, reasonable interest on all tax deposits made by Lessee hereunder for that year. Lessee shall be entitled to receive its equitable share of any net abatement received by Lessor.